

MEMORANDUM

December 20, 1984

TO: Boston Redevelopment Authority
FROM: Stephen Coyle, Director
SUBJECT: Charlestown Urban Renewal Project
Project No. Mass R-55
Disposition Parcel P-12B

On September 29, 1983, the Authority tentatively designated City Square Elderly Housing, Inc., as the redevelopers of Parcel P-12B located at Warren, Winthrop and Park Streets.

City Square Elderly Housing, Inc., is a joint venture development consisting of the Archdiosan Planning Office of Urban Affairs and Cooperative Services, Inc., of Detroit, Michigan.

City Square Elderly Housing, Inc., has submitted final plans and specifications to build 120 units of one bedroom, Section 8 elderly units. This plan includes the revitalization of the abandoned St. Mary's School to accommodate 31 units along with the construction of a 7-story building on Warren Street 59 units and a 5-story addition on Park Street for 30 units. The combined total of 120 units will include 10 percent handicapped apartments.

Boston Architectural Team, Inc., are the architects for the buildings and Peabody Construction Company is the contractor.

Since the tentative designation, the facade plans have been refined in response to some community concerns. Since it is imperative construction commence prior to the winter, the developer is also seeking a license for early entry to build the foundation.

It is therefore recommended the Authority finally designate City Square Elderly Housing, Inc., as a redeveloper of Parcel P-12B in the Charlestown Urban Renewal Area and a license for early entry be granted for excavation purposes.

An appropriate resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF CITY SQUARE ELDERLY HOUSING, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL P-12B
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, City Square Elderly Housing, Inc., has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel P-12B in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That City Square Elderly Housing, Inc., be and hereby is finally designated as Redeveloper(s) of Parcel P-12B in the Charlestown Urban Renewal Area.
2. That it is hereby determined that City Square Elderly Housing, Inc., possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by City Square Elderly Housing, Inc., for the development of Parcel P-12B conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel P-12B to City Square Elderly Housing, Inc., said documents to be in the Authority's usual form, and is further authorized to grant an early license for Excavation for the Purpose of Building a Foundation.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).